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IOWA DEPARTMENT OF NATURAL RESOURCES
Wallace State Office Building - Des Moines, Iowa 50319

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03-31-2008 #502138CLERK 1 1618 10:25TH

LAND RECYCLING PROGRAM ENROLLMENT APPLICATION

CON 12-15
Doc #19151

Please read the department rule in Chapter 567 Iowa Administrative Code 137 and read the instructions in Iowa Land Recycling Program Guidance Document #1 before completing this form.

PART A: Participant Information

Organization: City of Maquoketa	Title: City Manager
Contact Name: Brian Wagner	Telephone Number: 563-652-2484
Address: City Hall, 201 East Pleasant Street	Fax Number: 563-652-2485
City, State, Zip: Maquoketa, IA 52060	E-mail Address: maqcity@maquoketaia.com

Attachment A1 - Nature of Participation: Pertaining to the participant identified above, describe the reason(s) for participation in this program, legal relationship to the property being enrolled, and the expected role and scope of participation. Include this information as Attachment A1.

Attachment A2 - Additional Participants: If there is more than one participant, please attach the above information for each participant and label it as Attachment A2.

Attachment A3 - Interested Parties: If there are other interested parties, please identify them and describe their relationship to this project. Include this information and label it as Attachment A3.



PART B: Property/Affected Area and Access Information

Property Name: Goodenow's 1st Addition, Parcel BB of Lots 9 and 10 and Clinton Engines First Subdivision, Lot 1 and Lot 2	
Address/Location: 600 Block of East Maple Street	
City and Zip: Maquoketa, IA 52060	
County: Jackson	
Property Owner (fee title holder): Lot 1: Jackson Co. Historical Society Parcel BB and Lot 2: City of Maquoketa	
Property Owner Mailing Address: Lot 1: 1212 East Quarry St., Maquoketa IA 52060 Parcel BB and Lot 2: 201 East Pleasant St Maquoketa, IA 52060	
I, the fee title holder of the property identified in Part B, grant access/control to that property for the purpose of participating in the Iowa Land Recycling Program.	
Signature: Lot 1: <i>Robert Schroeder</i>	Date: 11/27/07
Parcel BB & Lot 2: <i>Brian Wagner</i>	11/26/2007

Attachment B1 - Property Access: If access has not been obtained for the property/affected area identified in Part B, please attach an explanation of the efforts taken to obtain access and, if appropriate, the reasons given for refusal. Please label it as Attachment B1 - Property Access.

Attachment B2 - Additional Property to be Enrolled: If the affected area is known to extend to properties other than the one identified in Part B, then please attach all the information requested under Part B for those additional properties as Attachment B2 - Additional Property to be Enrolled.

PART C: Hazardous Substance Information

Attachment C1 - Condition to be Addressed: Please attach information documenting the environmental condition which is the subject of this enrollment. Please label it as Attachment C1 - Condition to be Addressed. For information regarding the contents of this attachment, please consult Iowa Land Recycling Program Guidance Document #1.

Attachment C2 - Other Known Contamination: For contamination other than that covered in Attachment C1, which is known and reportable, please attach relevant information as Attachment C2 - Other Known Contamination. See the Iowa Land Recycling Program Guidance Document #1 for further details.

PART D: Historical Information

Attachment D - Historical Information: Please give a general description of the current and historical uses of the property or properties identified in Part B, based on a reasonable and diligent inquiry. Identify known or probable sources and locations of hazardous materials which could reasonably be associated with past land use. Please attach this as Attachment D - Historical Information.

PART E: Project Objectives

Attachment E: Please attach a statement of project objectives as Attachment E. This should include the following information, insofar as it is known:

E1 - Current Setting: A general description of the property and its vicinity, including: current zoning and type of land use (e.g., commercial, industrial, residential).

E2 - Future Setting: Planned or probable future uses of the property or its vicinity.

E3 - Time Table: Expected time frame for activities reflected in item E2.

E4 - Estimate of Project Magnitude: A general description of the nature and magnitude of the environmental contamination to be addressed and the probable means of addressing it.

E5 - Anticipated Obstacles to Completion: A description of any foreseeable barriers to achieving project objectives, such as: access to property; financing uncertainties; legal actions; allocation of responsibility among parties; etc.

PART F: Other attachments (Attachments F1 through F3 are required only if applicable.)

Attachment F1 - General Environmental Regulatory Actions and Permits: Attach a list of all known permits or regulatory actions and directives associated with environmental conditions at the site as Attachment F1 - General Environmental Regulatory Actions and Permits.

Attachment F2 - Federal Environmental Regulatory Actions: Attach an explanation of any federal regulatory corrective action directives, administrative orders or judicial actions associated with environmental conditions at the site as Attachment F2 - Federal Environmental Regulatory Actions.

Attachment F3 - Proof of Federal Notification: Submit written proof that the federal regulatory agency, associated with responses to F1 or F2, has been notified regarding the intent to enroll the site in the Iowa Land Recycling Program.

Attach the \$750 application fee payable to the Iowa Department of Natural Resources.

Applicant signature:

Brian Wagner

Date: 11/26/2007

For DNR office use:

Reviewed by: _____ **Date:** _____

Review Action: ☐ Approved ☐ Denied ☐ Withdrawn

Explanation attached if denied or withdrawn.

**Land Recycling Program Enrollment Application
City of Maquoketa**

Attachment A1-Nature of Participation: The City wishes to be the lead applicant for the entire 11.864 acres that comprised the brownfield industrial site that was previously owned by the Clinton Engines Company. The City no longer owns the entire property. It was subdivided into two lots in 2004. Lot 1 (4.837 acres) was sold to the Jackson County Historical Society on the condition that it restore the Clinton Engines Office Building (the only remaining building on-site) and open it as a museum. Lot 2 (7.027 acres) is still owned by the City and is being marketed as an available industrial site. The City also wishes to include another piece of Clinton Engines property that was donated to the City in 2005. It is across the street from Lot 2. It, too, is owned by the City and is for sale. It is a 1-acre site that formerly housed the Clinton Engines cafeteria.

The City's reason for this application is due to the difficulty we've had in trying to market Lot 2, in particular, for economic development. We've had interested parties, but, in the end, none have seriously pursued a purchase due to our inability to show them anything that could be equated to an environmental "clean bill of health" for the lot. We are hoping that our participation in the LRP will help us with this.

Though Lot 1 was sold to the Historical Society, the City still has an interest in that lot. There is "reverter" language in the deed that allows the ownership of the lot to revert back to the City if the former Clinton Engines Office Building ceases to be used as a museum. But, even if the reverter language is never used, the City Council is currently interested in including Lot 1 with our application because the two lots were both part of the original Clinton Engines site.

If it is possible to combine Lot 1, Lot 2, and Parcel BB into the same application, the City proposes to pay for the cost of all three lots' participation in the LRP.

Attachment A2-Additional Participants: This is the Jackson County Historical Society, 1212 E Quarry Street, Maquoketa, IA. Bonnie Mitchell is the director. Her office phone number is 563-652-5020. Asher Schroeder is the President of the Historical Society.

Attachment A3-Interested Parties: I'm not aware of any other interested parties.

Attachment B1-Property Access: This isn't applicable. Both the City and Historical Society have signed the certification under Part B.

Attachment B2-Additional Property to be Enrolled: We wish to enroll only Lots 1, Lot 2, and Parcel BB.

Attachment E2-Future Setting: Lot 1 will remain as a museum owned by the Historical Society. Lot 2 and Parcel BB will be marketed for economic development. Our goal is to try to attract commercial or industrial development that will increase our tax base and add jobs. We

also wish to try to find economic development prospects that would be a good fit with the neighboring area.

Attachment E3-Time Table: Our efforts to market Lot 2 and Parcel BB are on-going. But, as mentioned earlier, we're having problems selling Lot 2, in particular, due to its history as a brownfield. Even if we sell the either lot before our participation in the LRP ends, I'm sure that a new owner would want us to complete the LRP as a condition to the sale.

Attachment E5-Anticipated Obstacles to Completion: No barriers are foreseen. We look forward to our participation in the LRP and the completion of the process.

Part F: I don't believe that Part F or its attachments are applicable to our application.

ATTACHMENT C1

CONDITIONS TO BE ADDRESSED

Site Assessment Work Plan

IDNR Correspondence Transfer from LUST Section

(Please refer to CD)

ATTACHMENT C2

OTHER KNOWN CONTAMINANTS

Clinton Engines Tank Closure Report

Clinton Engines Tier 1 Report

No Further Action Status

(Please refer to CD)

ATTACHMENT D

HISTORICAL INFORMATION

Phase I / II Environmental Site Assessment

(Please refer to CD)

FOREST ROAD CONSULTING, INC.

51 FOREST RD. PH. 563-441-2900
DAVENPORT, IA 52803

72-223/730
3815037

4587

DATE 5/25/2008

PAY TO THE
ORDER OF

Iowa Department of Natural Resources \$ 750

Seven Hundred Fifty

DOLLARS



QUAD CITY
BANK & TRUST
Davenport, IA
Moline, IL

MEMO

Clinton Engines LRP App.

[Signature]

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